

**Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.**

► These cases will be heard at the following location.
Glades Middle School
9451 SW 64th Street
Miami, FL 33173

Process No.	Applicant Name
<u>04-374</u>	<u>PANCHO MENENDEZ LAND TRUST</u>
<u>04-429</u>	<u>JAC-ZAY CORP.</u>

THE FOLLOWING HEARING WAS BIFURCATED & DEFERRED FROM 8/17/05 TO THIS DATE:

HEARING NO. 05-1-CZ12-7 (04-374)

23-54-40
Council Area 12
Comm. Dist. 7

APPLICANT: PANCHO MENENDEZ LAND TRUST

GU, RU-1 & RU-4M to RU-4L

SUBJECT PROPERTY: A portion of Florida East coast Railway's Right-of-Way, in Section 23, Township 54 South, Range 40 East, lying 491.76' south of the Southern boundary of S.W. 40th Street (Bird Road), said right-of-way line lying 50' south of the north line of said Section 23, also being the north line of said Section 23 and bounded on the west by a line parallel to and 50' east of the centerline of the Florida East Coast Railway main line track as now established and bounded on the south of the south line of the north ½, of the NE ¼, of said Section 23 and north line of Tract "D" of LUDLAM POINT FIRST ADDITION, Plat book 129, Page 84 and bounded on the east by the west line of Lots 19 through 34, in Block 6, of BYRWOOD, Plat book 27, Page 26; also being bounded on the east by the west line of Lots 1 through 14 and the S/ly extension thereof, of EL ESCORIAL, Plat book 92, Page 71, said boundary being the west line of the east ½, of the NE ¼, of said Section 23 less the north 541.76' thereof and less the south 240' thereof. A/K/A: That portion of the NW ¼, of the NE ¼ of Section 23, Township 54 South, Range 40 East, lying 50' east of the centerline of the Florida East Coast Railway main track as now established, less the north 541.71' thereof and less the south 240' thereof. AND: The north 25' of the SW ¼, of the NE ¼, of Section 23, Township 54 South, Range 40 East, lying 50' east of the centerline of Florida East Coast Railway main track as now established together with the south 215' of the NW ¼, of the NE ¼, of Section 23, Township 54 South, Range 40 East, lying 50' east of the centerline of Florida East Coast Railway Main Track as now established. AND: Lots 19 & 20 and the north 5' of Lot 21, in Block 6, of BYRWOOD, Plat book 27, Page 26.

LOCATION: Lying between S.W. 40 Street & S.W. 44 Street, west of S.W. 69 Avenue and east of the Florida East Coast Railway Right-of-Way, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.5 Acres

GU (Interim)
BU-2 (Business – Special)
RU-1 (Single Family Residential)
RU-4M (Modified Apartment House 35.9 units/net acre)
RU-4L (Limited Apartment House 23 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 8/17/05 TO THIS DATE:

HEARING NO. 05-8-CZ12-2 (04-429)

28-54-40
Council Area 12
Comm. Dist. 8

APPLICANT: JAC-ZAY CORP.

- (1) MODIFICATION of Condition #2 of Resolution #CZAB12-47-01, passed and adopted by Community Zoning Appeals Board #12, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Medical Center,' as prepared by Nilo D. Monteserin, Architect, dated received 10/17/01 and consisting of 2 sheets, except as modified herein to comply with the approval of the non-use variance of landscape regulations to permit 1,100 sq. ft. of lawn area."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Medical Office Building for: Jay-Zay Corp.,' as prepared by Puig, Architects/Planners & Associates, dated stamped received 5/3/05; and consisting of a total of 7 sheets."

The purpose of the request is to permit the applicant to submit a new site plan indicating a two-story office building.

- (2) Applicant is requesting to permit the office building setback 18' (20' required) from the front (west) property line abutting the right-of-way on a dual frontage lot.
- (3) Applicant is requesting to permit a 3.5' wide landscape buffer (5' wide required) where abutting dissimilar land uses to the north.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) & request #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 7, 8 & 9, Block 6, SUNSET PARK, Plat book 22, Page 8.

LOCATION: 7130 S.W. 87 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 120' x 150'

PRESENT ZONING: BU-1A (Business – Limited)